



James McHugh Construction Co.

1737 South Michigan Avenue

Chicago, Illinois 60616-1211

phone: 312.986.8000

fax: 312.431.8518

November 11, 2011

Ms. Karie Friling  
Director, Development Services  
Village of Orland Park  
14700 Ravinia Avenue  
Orland Park, IL 60462

Re: Ravinia Avenue Design-Build Proposal

Dear Ms. Friling:

Thank you for the opportunity to provide our design-build proposal for the Ravinia Avenue Extension Project. McHugh possesses design-build experience on a wide range of project types including the CDOT's first design-build project - 18<sup>th</sup> Street Pedestrian Bridge; the infrastructure and park at Lakeshore East; Battle Stations 21 training facility at Great Lakes Naval Station and the Fox River Bridge in Aurora, Illinois. Some of our Infrastructure projects include the current reconstruction of Chicago's Wacker Drive, the construction of North Avenue Bridge, and reconstruction projects on the Kennedy Expressway and the Tri-State Tollway.

We have enclosed a detailed breakdown of our cost proposal; a schedule for completion of the project which is coordinated with our Ninety 7 Fifty Construction Schedule; a detailed scope of services including clarifications and assumptions; resumes for our proposed project team, and information about some of our past projects.

We look forward to the opportunity to partner with the Village of Orland Park and the Spaceco Design Team to complete the Ravinia Avenue Extension. Please contact me with any questions regarding this proposal.

Sincerely,

John E. Sheridan  
Senior Vice President

# COST BREAKDOWN

<b>Ravinia Avenue Extension 143rd to Crescent Circle Public Infrastructure Project</b>			
	Notes / Clarifications	Units	Total
<b>PHASE I Dec 2011 - July 2012</b>			
<b>Roadway Design</b> SpaceCo Design Build Budget	As detailed on Pricing Sheet dated 08-29-11	Allowance	\$106,800
<b>Existing Building Environmental</b> Asbestos Removal Permits Asbestos Removal		Lump Sum	\$2,500
		Lump Sum	\$25,460
<b>Demolition</b> Permits Cut and Cap Existing Utilities	Cost to Obtain any Needed Gas, Phone, Electric, San, Water, Storm	Lump Sum	\$800
	Entire ROW of Ravinia to be Cleared including adjacent areas needed to match existing	Lump Sum	\$4,500
West Wing Plaza Area Demolition	Full Removal to Slab Grade. Slab to Remain	Lump Sum	\$111,600
Video Store Demolition		Lump Sum	\$16,700
<b>143rd Street Storm Sewer</b>	Directional Boring Proposal from Airy's	Allowance	\$200,000
<b>Road Preparation</b> Grading 9" Stone Base Erosion Control Measures	Including any Import or export	Lump Sum	\$28,151
	Including maintenance during project duration	Lump Sum	\$19,820
		Lump Sum	\$3,500
<b>Utilities</b> Storm Sewer Water Main	All Utilities must be complete by 5-1-12 Including All Necessary Relocations and Removals	Lump Sum	\$234,442
		Lump Sum	\$70,873
<b>PHASE II Oct 2012- Apr 2012</b>			
Finished Road Final Grading Curb and Gutter Asphalt Paving	Including Stone Rework if Necessary  6" Binder and 2" Surface		\$17,260
			\$48,878
			\$86,699
Streetscape Ravinia Avenue Main Street	Allowance Sum from Norris Includes paving, street furniture, landscaping, planter curbs and walls.	Allowance	\$369,738
		Allowance	\$35,000
Street Lights and Electrical <b>Traffic Control</b>	Complete System including Light poles, New Cabinet, and Tree Receptables	Lump Sum	\$200,990
			Included
Wk. Comp & Liability Ins.		Lump Sum	Included line items
Auto & Gen. Liability Ins.		Lump Sum	Included line items
Excess Liability & Bldrs Risk		Lump Sum	\$20,400
Contractor Bond		Lump Sum	\$19,720
General Conditions		Lump Sum	\$25,000
Overhead (if any)		Lump Sum	\$0
Contingency		Lump Sum	\$0
Additional Fees (if any)		Lump Sum	\$51,000
		<b>Total</b>	<b>\$1,699,831</b>

# Village of Orland Park - Ravinia Avenue Extension

## Preliminary Design and Construction Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
1	→	<b>Preconstruction - Design &amp; Approval</b>	<b>67 days</b>	<b>Wed 10/12/11</b>	<b>Thu 1/12/12</b>	Preconstruction - Design & Approval 1/12												
2	→	Award Design/Build Contract	15 days	Wed 10/12/11	Tue 11/1/11	Award Design/Build Contract 11/1												
3	→	Assemble Current Schematic Design Information	5 days	Wed 11/2/11	Tue 11/8/11	Assemble Current Schematic Design Information 11/8												
4	→	Review Schematic Design with Village of Orland Park	1 day	Wed 11/9/11	Wed 11/9/11	Review Schematic Design with Village of Orland Park 11/9												
5	→	Village of Orland Park Review Comments	10 days	Thu 11/10/11	Wed 11/23/11	Village of Orland Park Review Comments 11/23												
6	→	Review Schematic Design with Nicor/ComEd	1 day	Thu 11/10/11	Thu 11/10/11	Review Schematic Design with Nicor/ComEd 11/10												
7	→	Nicor/ComEd comments	15 days	Fri 11/11/11	Thu 12/1/11	Nicor/ComEd comments 12/1												
8	→	Prepare Construction Drawings	20 days	Fri 12/2/11	Thu 12/29/11	Prepare Construction Drawings 12/29												
9	→	Village of Orland Park Review & Approval	10 days	Fri 12/30/11	Thu 1/12/12	Village of Orland Park Review & Approval 1/12												
10	→	<b>Preconstruction - Subcontract Bidding &amp; Award</b>	<b>41 days</b>	<b>Thu 11/24/11</b>	<b>Thu 1/19/12</b>	Preconstruction - Subcontract Bidding & Award 1/19												
11	→	Establish Demolition & Abatement Scope Documents	5 days	Thu 11/24/11	Wed 11/30/11	Establish Demolition & Abatement Scope Documents 11/30												
12	→	Demolition & Abatement Bidding	10 days	Thu 12/1/11	Wed 12/14/11	Demolition & Abatement Bidding 12/14												
13	→	Award Demolition & Abatement	5 days	Thu 12/15/11	Wed 12/21/11	Award Demolition & Abatement 12/21												
14	→	Site Utilities Bidding	10 days	Fri 12/30/11	Thu 1/12/12	Site Utilities Bidding 1/12												
15	→	Award Site Utilities	5 days	Fri 1/13/12	Thu 1/19/12	Award Site Utilities 1/19												
16	→	<b>Demolition &amp; Construction</b>	<b>330 days</b>	<b>Mon 1/9/12</b>	<b>Fri 4/12/13</b>	Demolition & Construction 4/12												
17	→	West Mall available for Demolition & Abatement	0 days	Mon 1/9/12	Mon 1/9/12	West Mall available for Demolition & Abatement 1/9												
18	→	Abatement of West Mall	15 days	Mon 1/9/12	Fri 1/27/12	Abatement of West Mall 1/27												
19	→	Demolition of West Mall	22 days	Mon 1/30/12	Tue 2/28/12	Demolition of West Mall 2/28												
20	→	Construction of New 48" Storm Sewer	22 days	Wed 2/29/12	Thu 3/29/12	Construction of New 48" Storm Sewer 3/29												

Project: Preliminary Construction  
Date: Wed 10/12/11

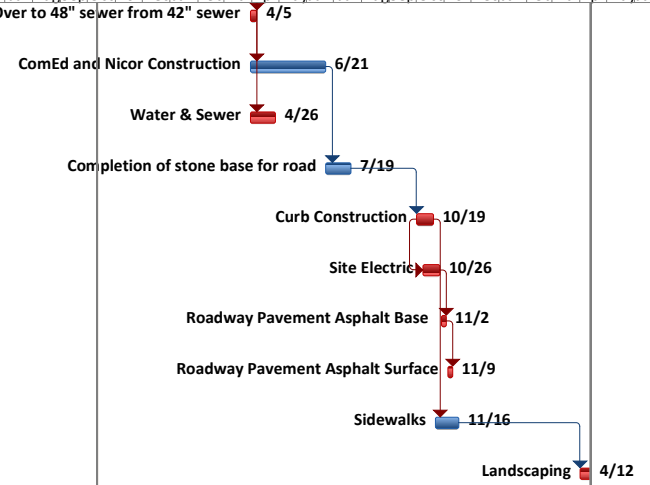
Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Deadline	
Split		External Tasks		Inactive Summary		Manual Summary		Critical	
Milestone		External Milestone		Manual Task		Start-only		Critical Split	
Summary		Inactive Task		Duration-only		Finish-only		Progress	



# Village of Orland Park - Ravinia Avenue Extension

## Preliminary Design and Construction Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Quarte	4th Quarte	1st Quarte	2nd Quarte	3rd Quarte	4th Quarte	1st Quarte	2nd Quarte	3rd Quarte	4th Quarte	1st Quarte	2nd Quarte		
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	
21		Cut Over to 48" sewer from 42" sewer	5 days	Fri 3/30/12	Thu 4/5/12														
22		ComEd and Nicor Construction	60 days	Fri 3/30/12	Thu 6/21/12														
23		Water & Sewer	20 days	Fri 3/30/12	Thu 4/26/12														
24		Completion of stone base for road	20 days	Fri 6/22/12	Thu 7/19/12														
25		Curb Construction	15 days	Mon 10/1/12	Fri 10/19/12														
26		Site Electric	15 days	Mon 10/8/12	Fri 10/26/12														
27		Roadway Pavement Asphalt Base	5 days	Mon 10/29/12	Fri 11/2/12														
28		Roadway Pavement Asphalt Surface	5 days	Mon 11/5/12	Fri 11/9/12														
29		Sidewalks	20 days	Mon 10/22/12	Fri 11/16/12														
30		Landscaping	10 days	Mon 4/1/13	Fri 4/12/13														



Project: Preliminary Construction  
Date: Wed 10/12/11

Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Deadline	
Split		External Tasks		Inactive Summary		Manual Summary		Critical	
Milestone		External Milestone		Manual Task		Start-only		Critical Split	
Summary		Inactive Task		Duration-only		Finish-only		Progress	





# CLARIFICATIONS & ASSUMPTIONS

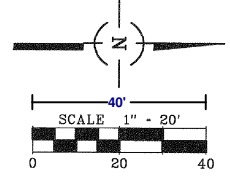
The following is a list of clarifications and assumptions used in establishing our proposal.

1. We have assumed costs for the following items are to be borne by the Owner:
  - a. Building Permit Fees.
  - b. Water & Sewer tap fees.
  - c. MWRD fees, but we do include expediting the MWRD permit process.
  - d. Com Ed excess facilities charges for temporary & permanent power.
  - e. Material Testing and Inspection costs.
  - f. Cook County Permit Fees for demo work.
2. We have included the design service fees from Spaceco Inc.
3. We have included specified allowances.
4. The environmental report that we were provided indicates that the roof contains asbestos material, however abatement contractor that have visited the site have stated that the roof does not contain asbestos, therefore we have not included the cost to dispose of the roof as asbestos containing (ACM) material.
5. We have assumed that the parkway electrical system is to be design build. Therefore, we have included costs for engineered stamped drawings / calculations and design error / omission insurance. See attached marked up drawing for the basis of our site electric layout.
6. We have included 31 ea waterproof ground mounted receptacle for 31 ea canopy trees with 15 ea of 6 x 8 poly concrete in ground splice boxes with dedicated conduits and cable for the receptacles. No more than 4 ea receptacles on one circuit.
7. We do not see where any traffic signal work or permanent traffic signs are required; therefore we have not included any.
8. We have included coordination with Comed and Nicor for utilities required in the Ravinia Avenue right of way. We have not included any costs for this and schedule impacts are expected to be minimal.
9. We have assumed that all cut & fill material will originate and remain on site.
10. We have not included removal of slab on grade and associated sidewalk or any asphalt patching work for video store demolition scope.



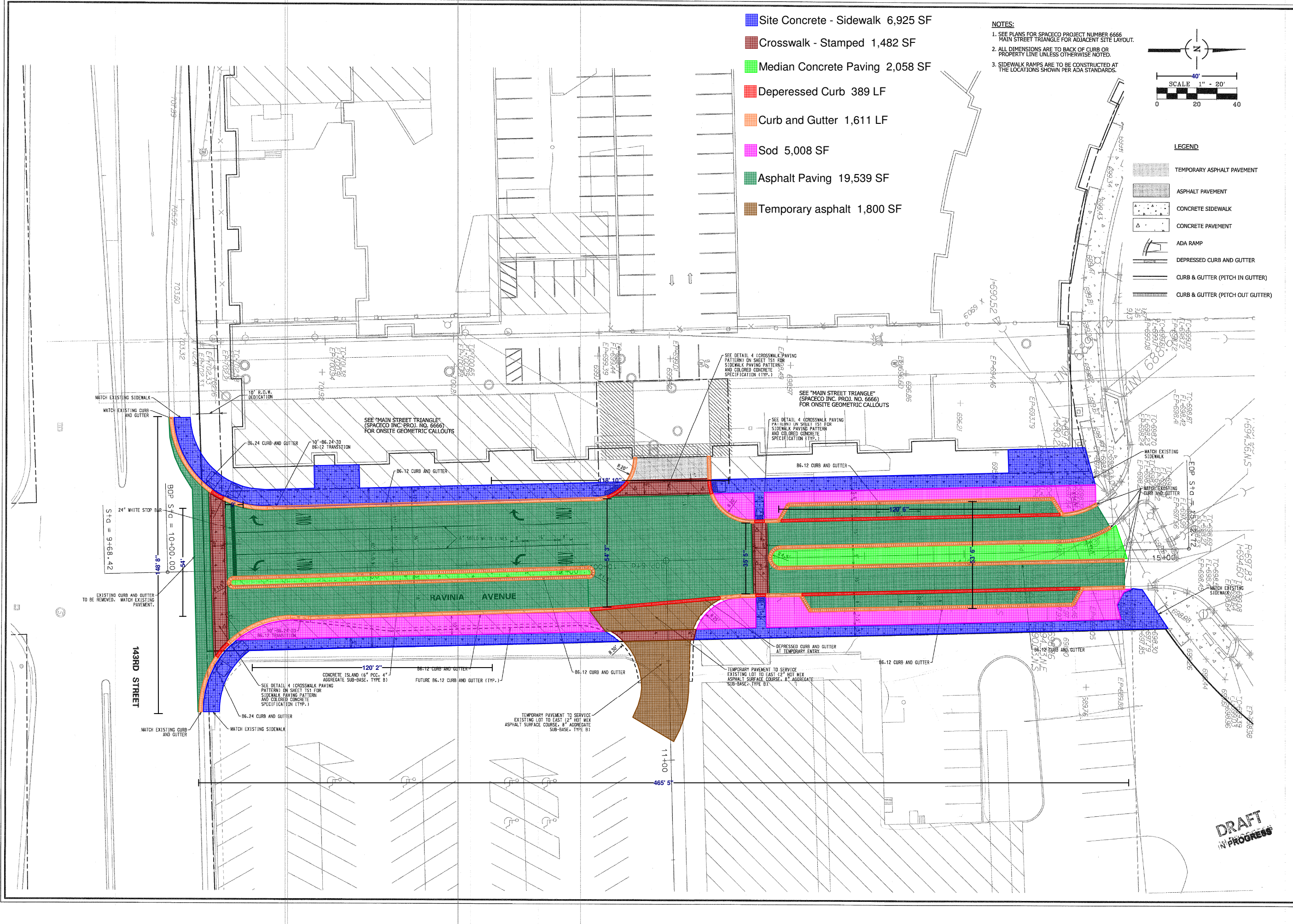
- Site Concrete - Sidewalk 6,925 SF
- Crosswalk - Stamped 1,482 SF
- Median Concrete Paving 2,058 SF
- Depressed Curb 389 LF
- Curb and Gutter 1,611 LF
- Sod 5,008 SF
- Asphalt Paving 19,539 SF
- Temporary asphalt 1,800 SF

**NOTES:**  
 1. SEE PLANS FOR SPACECO PROJECT NUMBER 6666 MAIN STREET TRIANGLE FOR ADJACENT SITE LAYOUT.  
 2. ALL DIMENSIONS ARE TO BACK OF CURB OR PROPERTY LINE UNLESS OTHERWISE NOTED.  
 3. SIDEWALK RAMP ARE TO BE CONSTRUCTED AT THE LOCATIONS SHOWN PER ADA STANDARDS.



**LEGEND**

- TEMPORARY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- ADA RAMP
- DEPRESSED CURB AND GUTTER
- CURB & GUTTER (PITCH IN GUTTER)
- CURB & GUTTER (PITCH OUT GUTTER)



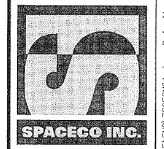
NO.	DATE	REMARKS

NO.	DATE	REMARKS

**GEOMETRIC PLAN**  
**RAVINIA AVENUE**  
**ORLAND PARK, ILLINOIS**

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
 Orland Park, IL 60467  
 Phone: (847) 696-4660 Fax: (847) 696-4665

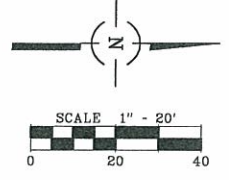


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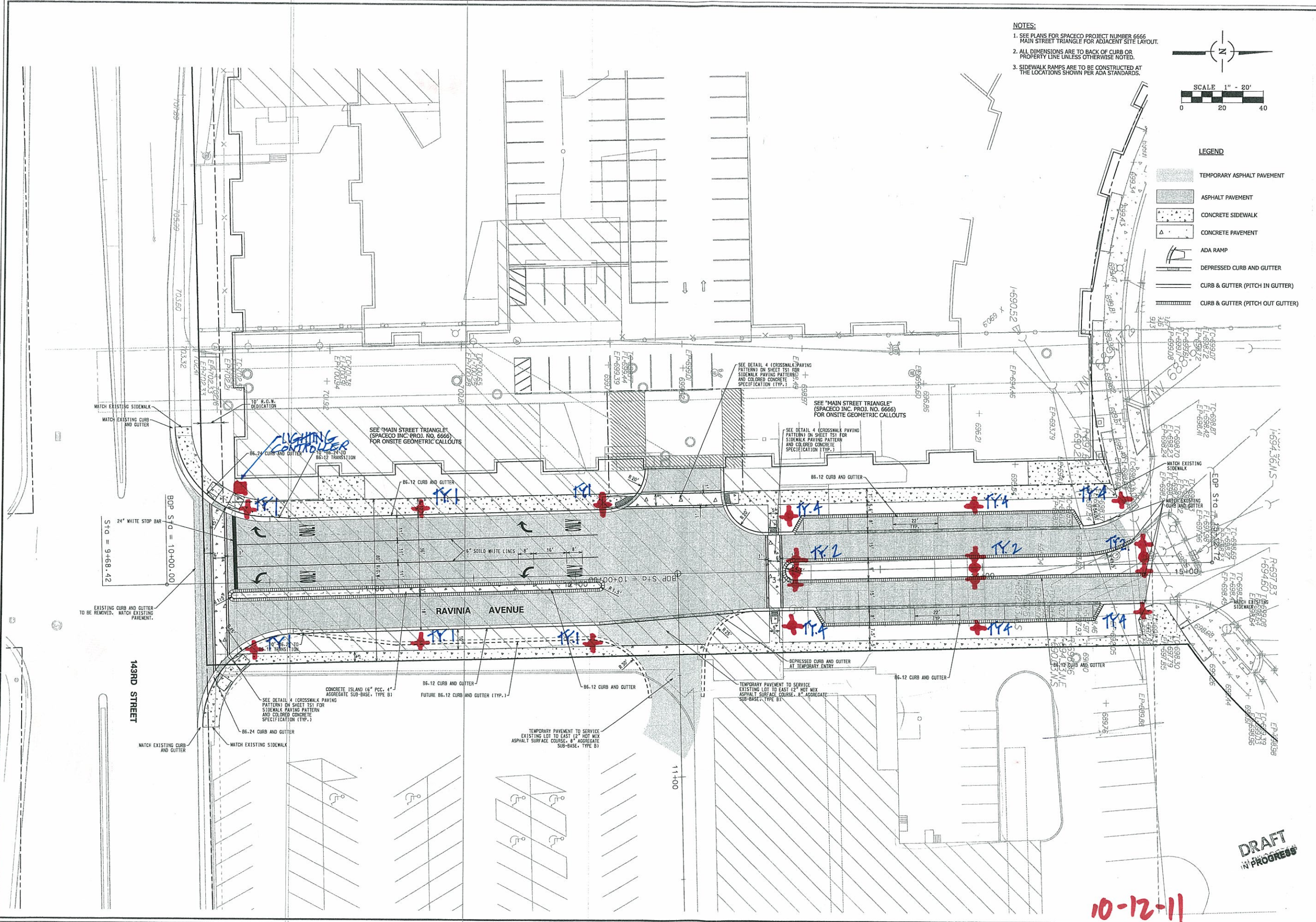
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**IN PROGRESS**



- NOTES:**
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  - SIDEWALK RAMP ARE TO BE CONSTRUCTED AT THE LOCATIONS SHOWN PER ADA STANDARDS.



- LEGEND**
- TEMPORARY ASPHALT PAVEMENT
  - ASPHALT PAVEMENT
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  - ADA RAMP
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**CONSULTING ENGINEERS**  
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**LAND SURVEYORS**

925 W. Higgins Road, Suite 700  
Rosemont, Illinois 60018  
Phone: (630) 676-6000 Fax: (630) 676-6065



**SPACECO INC.**

FILENAME:  
7805GM01.DGN

DATE:  
09/30/11

JOB NO.  
4278.05

SHEET  
**L1**  
6 OF 15

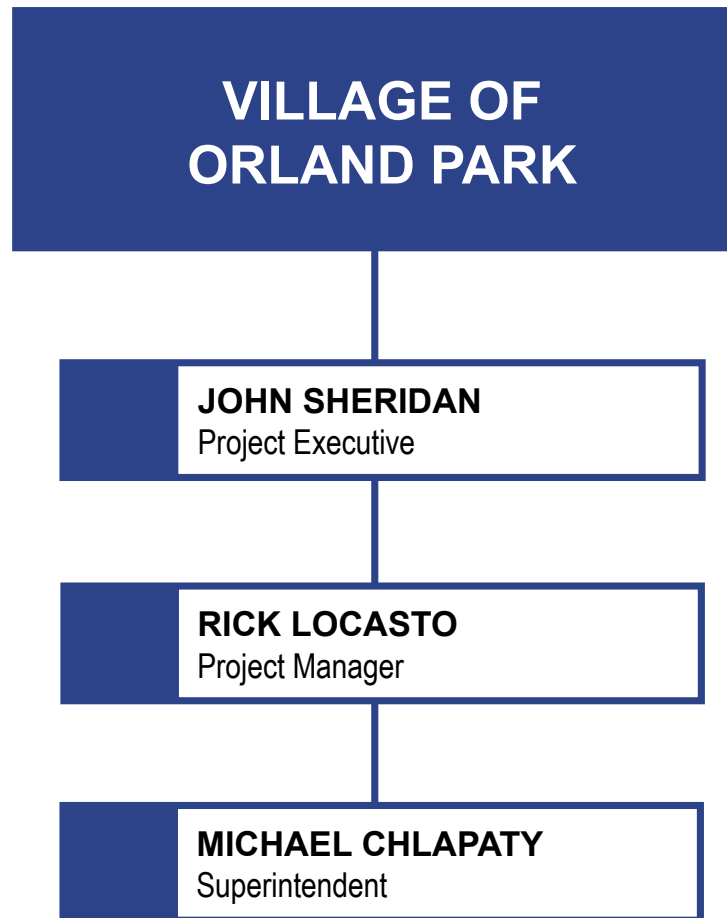
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10-12-11





James McHugh Construction Co. is proposing a dedicated staff for Ravinia Avenue with previous experience successfully completing projects with similar scopes of work and schedules.





**JOHN SHERIDAN**  
Project Executive



**Role and Responsibility** Project Executive / Mr. Sheridan is responsible for directing projects from their inception to their successful conclusion. Among these responsibilities are preconstruction services, budgets, subcontract procurement, construction operations, punch list and warranty. He also works with owners, architects, engineers, regulatory agencies, subcontractors, and directs the project team.

**Experience** Mr. Sheridan has thirty one years of industry experience. Throughout his twenty four years with McHugh he has managed McHugh’s hospitality practice and has managed construction and/or renovation of over 12,000 hotel rooms.

THE GRAND PLAZA, CHICAGO, IL  
This 1.7 million-square-foot, apartment high-rise consisting of a 57-story and a 37-story tower, covers an entire city block.

600 NORTH LAKE SHORE DRIVE, CHICAGO, IL  
A two building condominium complex on Chicago’s lakefront. The development includes a 40 story, 509,000-square-foot north tower with 155 homes and a 46 story, 541,000 square foot south tower with 246 homes.

THE ELYSIAN HOTEL AND PRIVATE RESIDENCES, CHICAGO, IL  
A 60-story hotel and condo building including 51 condos and 188 condo hotel suites.

50 EAST CHESTNUT, CHICAGO, IL  
A 222,000-square-foot, cast-in-place concrete residential structure.

THE CHANDLER, CHICAGO, IL  
A 35-story, 304-residence high-rise that features an indoor rooftop pool, outdoor hot tub, and media room.

THE REGATTA, CHICAGO, IL  
A 44-story, 700,000-square-foot condominium tower with 325 units located in Chicago’s Lakeshore East neighborhood.

PRAIRIE POINTE, CHICAGO, IL  
A 357,984-square foot residential development that consists of a condominium building and five vertical town homes. The high-rise building is 24 floors with 157 condominium units.

THE LANCASTER, CHICAGO, IL  
A 29-story structural concrete building that includes 207 condominiums each ranging from 700 square feet to 2,800 square feet.

THE METROPOLIS, CHICAGO, IL  
A 12-story, 265,000 square-foot building renovation that consisted of 169 condominiums ranging from 600 to 1,300 square feet.

JEFFERSON TOWER, CHICAGO, IL  
A 24-story, 305,000-square-foot condominium tower.

1111 SOUTH WABASH, CHICAGO, IL  
A 36-story, 533,000-square-foot condominium structure that includes 247 residences, a four-level, 249-space parking garage and retail space on the first floor.

340 WEST SUPERIOR, CHICAGO, IL  
An 18-story, 342,000 SF structure that includes 120 luxury condominiums, fitness facilities, community room, parking for 200 cars, and 5,000 SF of retail space.

THE FARALLON, CHICAGO, IL  
A 21-story, 275,887-square-foot, cast-in-place concrete structure that includes 161 luxury condominiums, a 347-car parking facility, fitness facility, and 10,000 square feet of retail space.

DEARBORN TOWER, CHICAGO, IL  
A 16-story, 500,000-square-foot residential structure. The structure features loft, duplex and penthouse units. With more than 100 potential floorplans, each unit is unique.

HOTEL 71, CHICAGO, IL  
Project executive / The renovation of 454 guestrooms that included wall coverings and carpeting, new tile and tub surrounds, and all new furnishings. The project also included the installation of new HVAC

systems and fire protection systems. Work was completed while the hotel remained in operation.

**THE BLACKSTONE HOTEL RENOVATION, CHICAGO, IL**  
Project executive / Complete gut renovation of the historic Blackstone Hotel. The new hotel consists of 330 new guest rooms, top-floor luxury suites with lake and city views, new fitness center, meeting/banquet rooms, kitchens, and restaurant. Exterior terra cotta cladding was removed and replaced. This project also included the Mercat A La Planxa restaurant and hotel kitchens. Work included the two restaurant bars, grocery, refrigeration & beverage storage areas, the restaurant display kitchen, the main hotel kitchen and the hotel banquet kitchen.

**HOTEL ALLEGRO RENOVATION CHICAGO, IL (2009)**  
Project executive / This complete renovation of the Allegro Hotel included replacing the complete guestroom plumbing system, installing a four-pipe steam heating and cooling system with console fan coil units. New fixtures, furnishings, wall coverings, flat screen televisions were installed in all 482 rooms and corridors were spruced up too. Everything was brought up to ADA codes. Included renovation of all public spaces, fitness facilities, bathrooms, new guestrooms and suite HVAC, and meeting areas.

**THE RITZ-CARLTON CHICAGO, CHICAGO, IL**  
Project executive / Complete gut renovation of the existing structure. The 17-floor hotel features 400 guest rooms, 42 suites, meeting and conference areas, and restaurant.

**FOUR SEASONS CHICAGO SPA, CHICAGO, IL**  
Project executive / Project included a renovation and addition to create a 4,000 SF spa and fitness facility in this five star hotel property. Work included 2000 SF structure and enclosure on an existing roof deck, new elevators, stairs, fitness facility, and spa facilities including wet treatment rooms and locker facilities. All work was phased so as not to interfere with hotel, spa, or fitness facility operations.

**THE FOUR SEASONS RENOVATION, CHICAGO, IL**  
Project executive / When the Four Seasons decided to tackle its first large-scale rehab, it turned to McHugh, which had constructed the property's acclaimed spa. Working within heavy restrictions necessary to keep guests comfortable, McHugh renovated 332 guest rooms and 70 suites, including complete bathroom renovation installing more than

70,000 square feet of stone. Rooms received new fixtures and finishes, corridors were redecorated, and all electrical systems renovated. The lobby boardrooms, grand ballroom and state room also received major facelifts.

**CROWNE PLAZA CHICAGO METRO, CHICAGO, IL**  
Project executive / Complete gut renovation of the existing structure. The 17-floor hotel features 400 guest rooms, 42 suites, meeting and conference areas, and restaurant.

**THE WIT HOTEL CHICAGO, IL**  
Project executive / A modern hotel project on Chicago's historic corner of State and Lake. The Hotel included two high-end restaurants and rooftop lounge, a fitness facility, a spa for hotel guests and a luxurious private screening room to be rented to hotel guests or the public for private movie screenings or sporting events. Floors 6-20 include 238 beautifully appointed "standard" hotel rooms. On floors 21-26, include 60 hotel-condo units with studio, one and two bedroom floor plans.

**THE ELYSIAN HOTEL AND PRIVATE RESIDENCES, CHICAGO, IL**  
Project executive / A 60-story hotel and condo building included 51 condos and 188 condo hotel suites. The building features elegant dining areas, a private health club, luxurious spa, and a grand salon. The private residences, two to a floor, range from 3,000 to over 10,000 square feet and start at \$2,600,000.

**WESTIN O'HARE, ROSEMONT, IL**  
Project executive / The first phase involved the renovation 525 guest rooms including new carpeting and wall coverings, and installing new flooring and vanities in the bathrooms. The second phase included renovating the hotel lobby, the Astor and LaSalle ballrooms, the registration area, the coffee shop, and all public areas including fitness facilities and pool area. All work was performed while the hotel remained in operation.

**HYATT REGENCY O'HARE, ROSEMONT, IL**  
Project executive / Complete renovation of the hotel's 706 guest rooms including new carpeting, wall coverings, and bathrooms. Crews also renovated public restrooms, ballrooms and meeting rooms. All work was performed while the hotel remained in operation.



WESTIN ST. LOUIS – CUPPLES STATION, ST. LOUIS, MO  
Project executive / The 230-guest room Westin Hotel occupies three of the ten historic redbrick buildings in the Cupples Station development. The hotel features over 9,000 square feet of meeting space, a business center, a fitness and spa facility, and two restaurants.

WESTIN HOTEL MICHIGAN AVENUE, CHICAGO, IL  
Project executive / Renovation of 720 guest rooms included reconfiguring/enlarging bathrooms, installing new HVAC systems, new plumbing risers, new fixtures, updating electrical systems and new finishes throughout. Renovation of all ballroom/meeting rooms, office space, fitness facilities, and exterior streetscape was also included.

WESTIN RIVER NORTH, CHICAGO, IL  
Project executive / The renovation of 420 guest rooms and the construction of new banquet rooms and kitchen. Renovation included painting, new wall coverings, millwork and bathroom fixtures.

HOTEL ALLEGRO, CHICAGO, IL (1998)  
A floor-by-floor renovation of 482 guest rooms, lobby and restaurant. Work included upgrading life safety systems, installing sprinkler systems, and upgrading the mechanical systems, installing new plumbing risers for hot and cold water, and improved heating and cooling systems with automated thermostats.

HOTEL MONACO, CHICAGO, IL  
A complete renovation of the hotel's 174 rooms into 195 guestroom suites including all 14 floors, lobby area, elevators, and curtain wall. Upgrade of plumbing, electrical, HVAC and mechanical systems. The building's three-sided facade was refurbished as well as the 4 story parking facility.

HYATT REGENCY CROWN CENTER, KANSAS CITY, MO  
A 12-week project rehabilitating 752 guest rooms. The project includes removing and replacing existing fixtures, furnishings and equipment, wall coverings, carpeting and tub ledges. The renovation also includes upgrades to accommodate disabled guests.

HYATT REGENCY EAST TOWER REHABILITATION, CHICAGO, IL  
Interior renovation of 1,028 rooms completed in thirteen weeks. Work included the replacement of acoustical ceilings, ceramic tile, existing wall coverings, hardware and the replacement of all carpeting and finishes and ADA upgrades.

HYATT REGENCY WEST TOWER REHABILITATION, CHICAGO, IL  
Interior renovation of 952 rooms completed in eleven weeks. Renovation work included the replacement of acoustical ceilings, ceramic tile, existing wall coverings, hardware and the replacement of all carpeting and finishes.

#### Education

B. S. Finance, DePaul University, 1983

#### References

Ken Reynolds, Kimpton Hotels 415-955-5403

Tom Feilen, Hyatt Regency Chicago 312-239-4675

Jim DeFily, Four Seasons Chicago 312-649-2342

Stacey Kamps, Select Renovations 630-272-4416

Tony Fiore, Hyatt Regency O'Hare 847-696-1234

**RICK LOCASTO**  
Project Manager



**Role and Responsibility** Project Manager / As project manager, Mr. Locasto will manage construction activities and coordinate disciplines to maintain the schedules for execution of the project. He will establish and maintain on-site lines of authority and communication, and conduct staff, trade coordination and team meetings as required. He reports on monthly progress, schedule, construction status, changes and conferences. He will also plan, direct, supervise and implement project quality control activities in compliance with established standards and programs.

**Experience** Mr. Locasto has been in the construction industry for twenty one years; seventeen of those with McHugh and McHugh International.

POMEROY SENIOR APARTMENTS, CHICAGO, IL  
Rehabilitation of an existing building to provide 105 new senior living apartments

ENOLA DEW HOUSING, CHICAGO, IL  
60 unit senior living apartment building

ANTIOCH III, CHICAGO, IL  
Project manager for this 10-building, 40-unit apartment complex in Chicago's Englewood neighborhood is part of a public/private venture with Antioch Baptist Church to bring quality housing to a low-income area. The brick buildings, all three stories high with shingle roofs, were constructed on spread footings with heavy-gauge metal stud interior construction. The complex includes eight 3-flat buildings, each 4,700 square feet with three-bedroom, two-bath apartments; and three 8-flat buildings, each 11,200 square feet, featuring two-bedroom, two-bath apartments and handicapped accessible units on the first floor.

ROOSEVELT SQUARE PHASE II, CHICAGO, IL  
Phase 2 is comprised of 23 buildings with 192 rental units. These buildings range in size from 4 to 15 units and 860 to 1,500 square feet, and feature the work of multiple architects. A retail portion totals 5,000 square feet. Construction incorporated as many green features as possible: homes feature high-efficiency heating, cooling and hot water systems; insulated window glazing and water piping, sealed ductwork and

programmable thermostats were included to cut energy use. To reduce heat loads, reflective roofing systems were installed. Extensive green space, including landscaped public spaces and individual green spaces with seasonal plants and flowers at each building, also enhance livability.

HARVEY II & III YMCA SENIOR HOUSING, CHICAGO, IL  
Project manager for this two-building apartment complex for independent senior living facility. The two buildings, totaling 110,000 square feet, consist of 60 apartments each, including ADA-compliant units, common areas and craft rooms, exercise, laundry, conference room spaces.

MT. VERNON HAVEN HOMES, CHICAGO, IL  
Project manager for this six-story, 55,000-square-foot housing facility for seniors that is comprised of 61 residential units including 48 one bedroom units, 12 IAC units, two hearing impaired units, and one two bedroom unit. The building is fully ADA equipped. The site also includes a 25-car parking lot.

THE GRAND PLAZA, CHICAGO, IL  
Assistant project manager for this 1.7 million-square-foot, apartment high-rise consisting of a 57-story and a 37-story tower, which covers an entire city block. The structure's 758 apartments will range from studios to three-bedroom penthouse units with 2,300 square feet of space. Building amenities include a fitness center with a swimming pool, sauna, whirlpool and an outdoor running track circling the perimeter of the space.

DEARBORN TOWER, CHICAGO, IL  
Assistant project manager for this 16-story, 500,000 square foot residential structure. The structure features loft, duplex and penthouse units. With more than 100 potential floorplans, each unit is unique.



Luxury appointments include hard wood floors, granite countertops and gourmet kitchens. Amenities include a 24-hour door attendant, indoor parking for 320, fitness room, conference center, high-speed elevators and a sundeck.

FOUR SEASONS CHICAGO ROOM RENOVATIONS, CHICAGO, IL  
Project manager for this renovation of 343 guestrooms and bathroom to include new carpet and wallcoverings; bathrooms with have new stone floors and vanities.

UNIVERSITY OF ILLINOIS AT CHICAGO SOUTH CAMPUS PARKING STRUCTURE, CHICAGO, IL  
Project manager for this 228,000-square-foot, 4 story parking structure for the University of Illinois - Chicago Campus. This cast-in-place, post-tensioned structure will feature a precast concrete exterior, and will include space for 655 cars.

RICHARD T. ZALESKI CENTER FOR CHILDREN AND YOUTH, CHICAGO, IL  
Project manager for the construction of a 11,000-square-foot youth center for the Chicago Youth Program that includes a gym, daycare center, and office space.

BARTLETT HIGH SCHOOL, BARTLETT, IL  
Assistant project manager for the construction of a new 375,000-square-foot high school for school district U-46 consisting of three interconnected segments including a academic spaces, a facility for robotics and technology and gymnasium.

WEST SIDE TECHNICAL INSTITUTE, CHICAGO, IL  
Assistant project manager for this \$30 million, 175,582 SF, two-story structural steel brick veneer building built on caissons featuring a three-story atrium entryway, cafeteria, 5,521-square-foot day care center along with a brick enclosed outdoor play area with a rubberized play surface.

#### **MCHUGH INTERNATIONAL, MOSCOW, RUSSIA**

Mr. Locasto performed as project manager for the following projects:

EUREASTCO, MOSCOW, RUSSIA  
McHugh performed core and shell work for a 5-story, 65,000 square foot office building.

CATERPILLAR EASTERN EUROPEAN HQ, MOSCOW, RUSSIA  
A 25,000-square-foot office built out in a 5 story existing structure. McHugh self-performed all work including mechanical, electrical, plumbing, and finishes.

JP MORGAN, MOSCOW, RUSSIA  
The complete interior construction of a 32,000-square-foot office and banking facility.

LIGETT-DUCAT, MOSCOW, RUSSIA  
McHugh performed all mechanical, electrical, and plumbing work for this tobacco factory.  
CREDIT-SUISSE/FIRST BOSTON, MOSCOW, RUSSIA  
An 80,000-square-foot, 14-story renovation into Class A office space.

#### **EDUCATION**

B.S., Building Construction, Purdue University, 1989

#### **REFERENCES**

Greg Miller, Miller Ferguson (773) 818-6261

Don Biernacki, Related Midwest (312)832-4250

## MIKE CHLAPATY

### Superintendent

**Role and Responsibility** Superintendent / Mr. Chlapaty is responsible for overseeing construction methods, supervising and coordinating activities of work crews, equipment selection, scheduling, and procurement.

**Experience** Mr. Chlapaty possesses 37 years of construction experience—21 of those with McHugh. He brings a wealth of knowledge of construction oversight and scheduling to every project. Mr. Chlapaty possesses extensive experience with both renovation projects and new construction.

SKY55, CHICAGO, IL  
 Superintendent / A 580,000-square-foot, mixed-use complex with a 40-story residential tower with 400 units, a 10-story senior residence with 100 units, parking facility and retail space. Committed to sustainable design principles, the building team included green roofs, filled with perennials and walking paths, atop both the seven-story parking garage and the senior building.

HYATT REGENCY CHICAGO GRAND BALLROOM & COLUMBUS HALL RENOVATION, CHICAGO, IL  
 Superintendent / Renovation of 50,000-square-feet of space that included the hotel's ballroom, Columbus Hall, and the pre-function areas. The fast-track project was completed in 25 calendar days. Crews worked around the clock and while the hotel remained operational.

HOTEL 71, CHICAGO, IL  
 Superintendent / Two-phase renovation that included guest rooms, lobby, corridors, passenger elevators, meeting rooms and a new hotel bar/restaurant, Hoyt's. The hotel remained in operation while the work was completed.

HYATT O'HARE, ROSEMONT, IL  
 Superintendent / McHugh has completed various projects at the property including renovations to the lobby restrooms, the ballroom prefunction area and installation of new ballroom and meeting room doors; the renovation of garage vestibules including finishes, storefront and security upgrades and the walkway from the garage to the hotel lobby. All work was phased and was performed while the hotel remained fully operational.



HYATT REGENCY WEST TOWER REHABILITATION, CHICAGO, IL  
 Superintendent / Interior renovation of 952 rooms completed in eleven weeks. Renovation work included the replacement of acoustical ceilings, ceramic tile, existing wall coverings, hardware and the replacement of all carpeting and finishes.

HYATT REGENCY EAST TOWER REHABILITATION, CHICAGO, IL  
 Superintendent / Interior renovation of 1,028 rooms completed in thirteen weeks. Work included the replacement of acoustical ceilings, ceramic tile, existing wall coverings, hardware and the replacement of all carpeting and finishes and ADA upgrades.

HOTEL ALLEGRO, CHICAGO, IL  
 Superintendent / A floor-by-floor renovation of 482 guestrooms. Work included upgrading life safety systems, installing sprinkler systems, and upgrading the mechanical systems, installing new plumbing risers for hot and cold water, and improved heating and cooling systems with automated thermostats. The project also included overseeing painting and wallpapering the rooms and hallways.

CHICAGO PATROLMEN'S FEDERAL CREDIT UNION, CHICAGO, IL  
 Superintendent / This steel structure features curtainwall, punctuated by decorative metal panels, on three sides of its exterior, with precast concrete panels on its south elevation. Inside, office and consumer banking space is highlighted by the lobby, with a large terrazzo floor inlaid with the Chicago Police logo. The second floor includes a 1,400-square-foot outdoor terrace.

ONE11 WEST ILLINOIS, CHICAGO, IL  
 Superintendent / A 10-story, 227,600-square-foot office building that incorporated many green building, and sustainable design and performance elements.



OPEN ROAD TOLLING PROJECT, DIXON, IL  
 Superintendent / Construction of a new toll plaza on I-88. The new facility features two open road tolling lanes and two manned booths, and a pedestrian bridge for toll workers.

ILLINOIS STATE TOLLWAY OASIS REDEVELOPMENT  
 O'Hare and Belvidere Oases  
 Superintendent / Complete renovation of seven existing oases on the Illinois Tollway System. Renovations included restaurants, restrooms, retail space, and site work.

BUTTERFIELD COUNTRY CLUB, OAK BROOK, IL  
 Superintendent / Extensive addition and renovation project that included demolition of the existing interior and the replacement of HVAC systems, electrical systems, and plumbing.

YORK COMMUNITY HIGH SCHOOL, ELMHURST, IL  
 Superintendent / This school consisted of two main components. The first component housed all academic subject areas and resources. The second component consisted of competition gyms, field house, and the existing aquatic center. The 3-story, 295,000 SF first phase was completed three months ahead of schedule.

AMERICAN AIRLINES G CONCOURSE RENOVATION, O'HARE INTL. AIRPORT, CHICAGO, IL  
 Superintendent / Work included the installation of six clerestory Sky Vaults, relocating exit stairs, expanding link bridges to existing rotunda building, replacing MEP and fire protection systems, renovating holding rooms, support spaces, bathrooms, and renovating the structures exterior including the roof. All work was performed while the Concourse remains in operation.

CHICAGO ACADEMY OF SCIENCES-NATURE MUSEUM, CHICAGO, IL  
 Superintendent / This building encloses 75,000 SF, and is configured into two distinct elements connected by a two-story entrance atrium.

HILLCREST COUNTRY CLUB  
 Superintendent / 40,000-square-foot upscale addition/renovation to the exclusive Hillcrest Country Club.

AMERICAN AIRLINES "G" CONCOURSE RENOVATION  
 Superintendent / Airside installation of caissons to accommodate passenger loading bridges and the construction of a 6,800-square-foot waiting lounge and four new gates.

#### Education

B.S. Forestry, Southern Illinois University, 1974

#### References

Mr. Mike Ricamato, The Alter Group  
 (847) 652-5861

Mr. Scott Arney, Chicago Patrolmen's Federal Credit Union  
 (312) 726-1827



## RELEVANT EXPERIENCE

### Lakeshore East Infrastructure and Park

A 26-acre multiuse development that includes a mix of townhouses and highrise structures, a hotel, office buildings and a public park.

The project includes a 345-foot long, 100-foot wide bridge that connects upper Randolph Street to East Benton Place in the Lakeshore East neighborhood. Crews used 3,000 cubic yards of concrete in the cast-in-place grade beams, piers and pier caps which support the AASHTO precast bridge girders. A 2-inch latex overlay covers the wearing surface of the roadway.

The project also includes extensive landscaping with precast planters and lighting to support pedestrian usage.

The Lakeshore East Development was awarded the 2008 FIABCI PRIX d'Excellence Award by the International Real Estate Federation.



Lakeshore East Infrastructure and Park

### 18th Street Pedestrian Bridge

The 18th Street Pedestrian Bridge project consisted of a pedestrian bridge, busway crossing, and bus turnaround.

The 1,400-foot-long bridge connects Calumet Avenue to the existing 17th Street underpass at Lake Shore Drive. The bridge is 16 feet wide and features 4 foot railings to allow for both bicycle and pedestrian traffic providing access to the new Soldier Field and the Museum Campus. The 57-foot busway bridge features a foundation of 16 steel H piles, with a cast-in-place concrete superstructure and a high performance concrete deck with latex overlay. The design-build method allowed for the entire project to be completed in just over 5 months. The project represents the CDOT's first design-build endeavor, and was awarded a 2004 Engineering Excellence Merit Award by the Consulting Engineers Council of Illinois.



18th Street Pedestrian Bridge



## Roosevelt Square Phase 1 & 2

A redevelopment of the former Chicago Housing Authority ABLA homes, Roosevelt Square is a mixed-income, multi-use mega project that encompasses more than 100 acres over 37 city blocks.

Phase 1 included 414 multi-family residences along with 11,000 square feet of retail space. The buildings feature a mix of traditional Chicago architecture and building types, consisting of six-flats and courtyard-style buildings. Homes range from one to four bedrooms. Phase 2 is comprised of 23 buildings with 192 rental units. These buildings range in size from 4 to 15 units and 860 to 1,500 square feet, and feature the work of multiple architects. A retail portion totals 5,000 square feet.

Construction incorporated as many green features as possible: homes feature high-efficiency heating, cooling and hot water systems; insulated window glazing and water piping, sealed ductwork and programmable thermostats were included to cut energy use. To reduce heat loads, reflective roofing systems were installed. Extensive green space, including landscaped public spaces and individual green spaces with seasonal plants and flowers at each building, also enhance livability.



Roosevelt Square Phase 1



Roosevelt Square Phase 2

## MCPON Plackett Manor Bachelor Enlisted Quarters

This design-build bachelor enlisted quarters project includes a training site and a hospital site. The naval training center includes seven separate buildings ranging from three to five stories and houses approximately 2,000 sailors. These residential structures include lounge facilities, exercise rooms, learning resource centers, laundry facilities and game rooms.

The naval hospital consists of two “U” shaped buildings with four stories each. The hospital site is designed to create a more residential community like that of the training center.

The project was designed to maximize energy efficiency, minimize environmental impact, promote occupant comfort and health, and conserve natural resources. This sustainable showcase integrates with and compliments the character of existing architecture on the base.

The project was awarded the White House 2000 Closing the Circle Award for Model Facility Demonstration and a Special Recognition Award for Sustainable Design-Build from the Design-Build Institute of America.



MCPON Plackett Manor Bachelor Enlisted Quarters